



Plot 1 Llys Moreia

Meinciau, kidwelly SA17 5LE

- 10 YEAR LABC STRUCTURAL WARRANTY
- Two Reception Rooms - Kitchen / Dining Room - Separate Utility Room
- Front And Rear Lawns
- Freehold Property
- Chain Free
- Four Bedrooms - Family Bathroom & En-Suite
- Detached Garage With Off Road Parking
- Air Source Heat Pumps And Underfloor Heating
- Carmarthen & Llanelli Approx 10 Miles

Asking Price £400,000 Freehold

Local
Authority Carmarthenshire
Council Tax Band

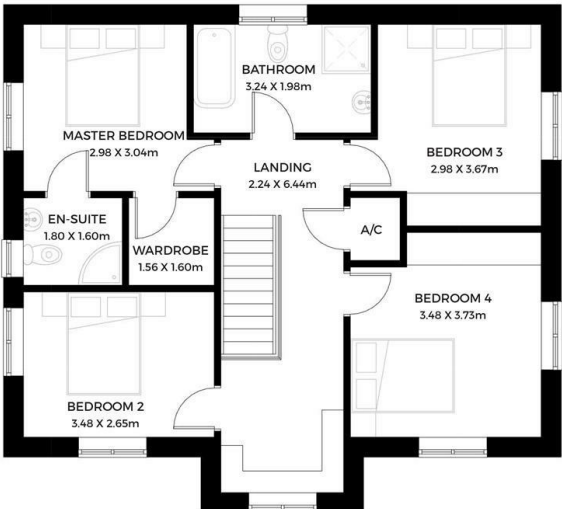
The Newton Morcia



GROUND FLOOR:



FIRST FLOOR:



Cymru Estates Sales Office
23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact
01269 846746
crosshands@cymru estates.co
www.cymru estates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC